

CHARLES L. SEXTON, ET UX,
GRANTORS

TO

WARRANTY DEED
and EASEMENT OF
INGRESS AND EGRESS

WILLIAM W. VAUGHN, ET UX,
GRANTEES

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, CHARLES L. SEXTON and Wife, THELMA S. SEXTON, hereby sell, convey, and warrant unto the Grantees, WILLIAM W. VAUGHN and Wife, MARIE E. VAUGHN, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land in DeSoto County, Mississippi, being more particularly described as follows:

A parcel of land in the Southeast quarter of Section 33, Township 2 South, Range 9 West, containing approximately 2.28 acres more or less and being described more particularly as follows:

Beginning at a point 731.1 feet North of the Southeast corner of Section 33; thence North with the Section line 252 feet, more or less, to a point; thence West along a private road easement 420 feet, more or less, to a point in the Northwest corner of the herein described tract; thence South 236.8 feet, more or less, to a point in the Southwest corner of the herein described tract; thence East 420.0 feet, more or less, to the Point of Beginning. This property is a part of the original 14 acre tract conveyed to the Grantors by instrument dated September 2, 1963, and recorded in Deed Book 56, Page 371, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Also, a non-exclusive easement for ingress and egress along the north line of the above described property, described as beginning at the northwest corner of the above described property, thence eastwardly along the north line of the property and projection thereof 810 feet to a point in the west right of way of highway 301; said easement being 12 feet wide and 390 feet long.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi and rights of way and easements for public roads, flowage, and utilities. Taxes for the year 1988 shall be paid by the Grantor when due. Possession is to be given upon delivery of this Deed.

EXECUTED this the 1st day of December, 1988.

Charles L. Sexton
CHARLES L. SEXTON

Thelma S. Sexton
THELMA S. SEXTON
GRANTOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named Charles L. Sexton and Wife, Thelma S. Sexton, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

1st GIVEN under my hand and official seal of office this the 1st day of December, 1988.

Donna E. Sewell
Notary Public



My commission expires:
MY COMMISSION EXPIRES JUNE 13, 1992

GRANTOR'S ADDRESS AND PHONE #:
GRANTEE'S ADDRESS AND PHONE #:

217 Hwy. 301 N., Lake Cormorant, MS 38641
9082 Greer River Rd. West
Lake Cormorant, MS 38641
368-6254
368-4978